

For Lease

205 & 207 10 Street NW | Calgary, AB



Unit 205
Available August 1

Demographics (within 3 km)



NEIGHBORHOOD
Kensington



POPULATION
130,699



MEDIAN AGE
37.8



HOUSEHOLD INCOME
\$77,775

Building Details



PARKING
Street



YEAR BUILT
2000



TRAFFIC COUNT

38,000 VPD | Memorial & 10A Street
15,000 VPD | Kensington Rd & 10 Street



Unit 301, 255 17 Avenue SW
Calgary, Alberta T2S 0A4
P (403) 214-2344

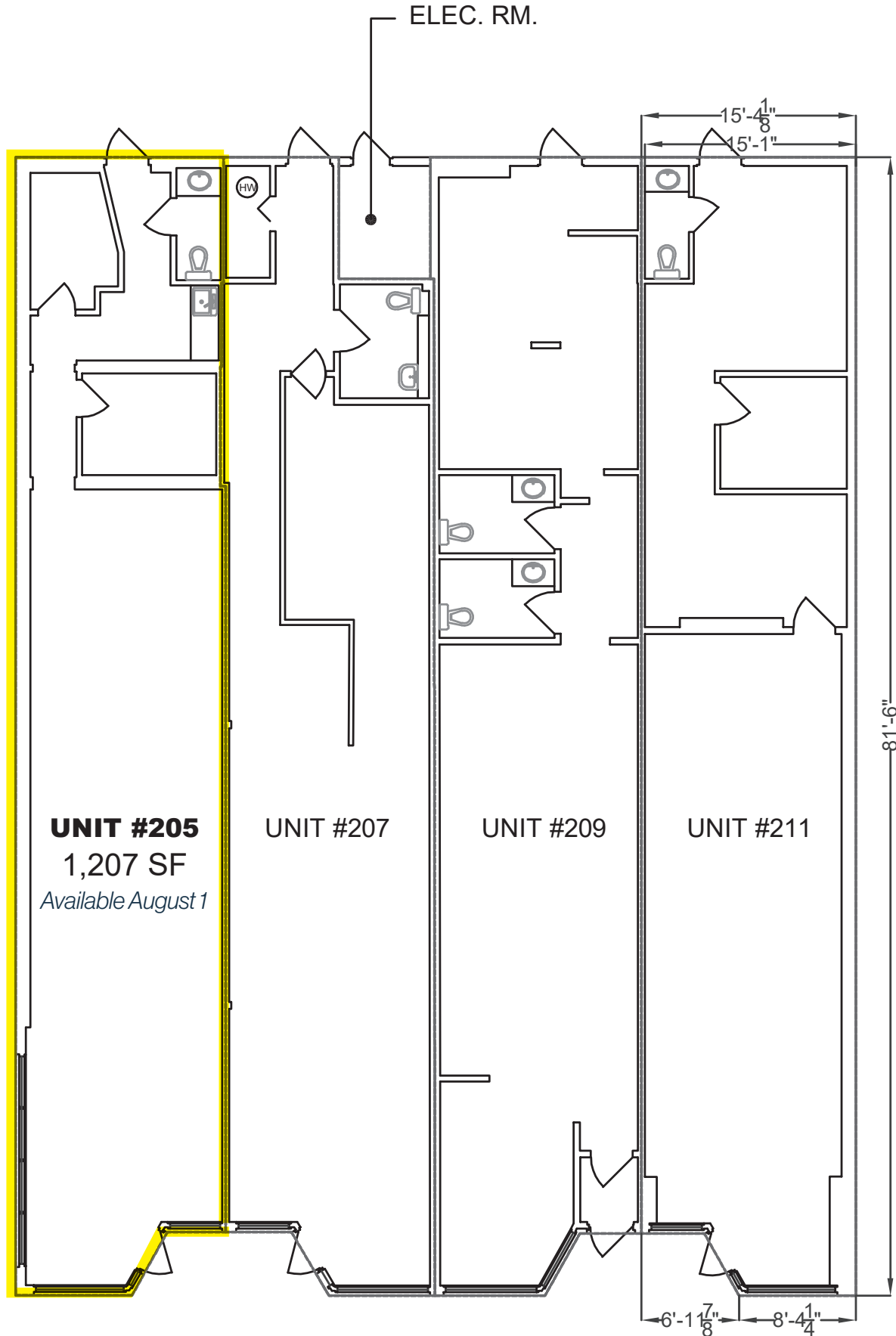
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Prime Kensington Opportunity

PROPERTY DETAILS

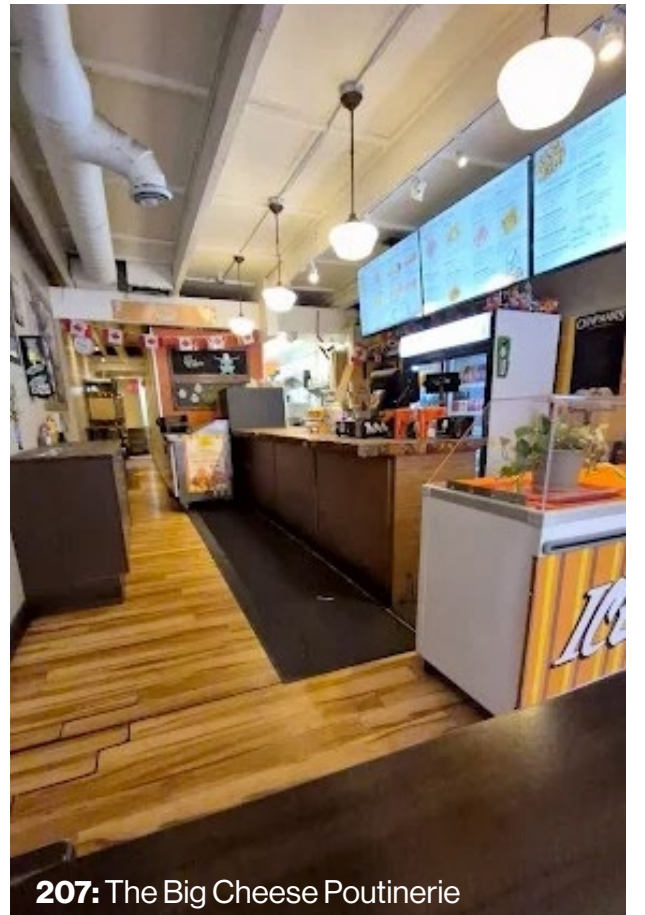
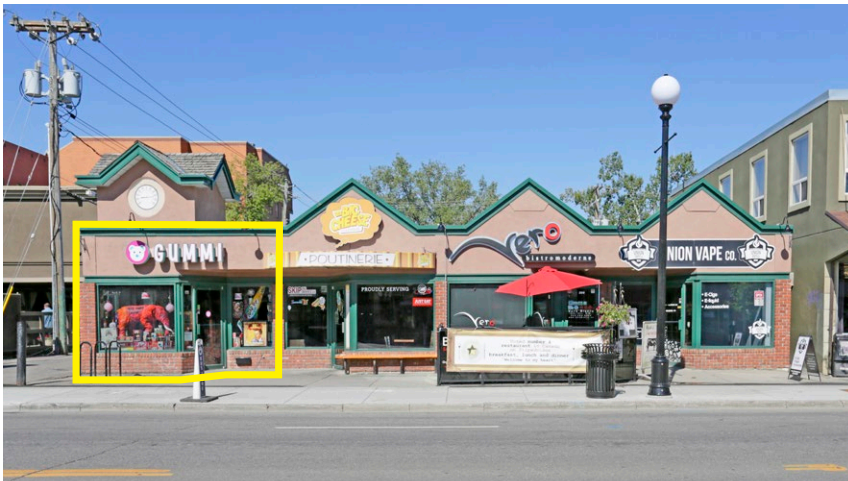
Unit Size	205: 1,207± SF Available August 1, 2026
Rental Rate	\$50.00 PSF
Op Costs	\$20.68 PSF (Est. 2026)
Availability	Negotiable
District	Kensington
Zoning	C-COR2
Parking	1 Assigned Stall (at the back) Per Unit

- **One unit available** — Unit 205 (end-cap)
- **Prime Kensington end-cap** presence with strong visibility and consistent pedestrian traffic in one of Calgary's premier shopping and entertainment districts
- **Highly accessible** location steps from SAIT, Alberta University of the Arts, and the Southern Alberta Jubilee Auditorium
- **Direct Bow River pathway access** and positioned directly across from Downtown Calgary
- **Fronting 10 Street NW**, a major commuter corridor into the downtown core
- Surrounded by **high-density residential** and a dynamic mix of established, vibrant local businesses



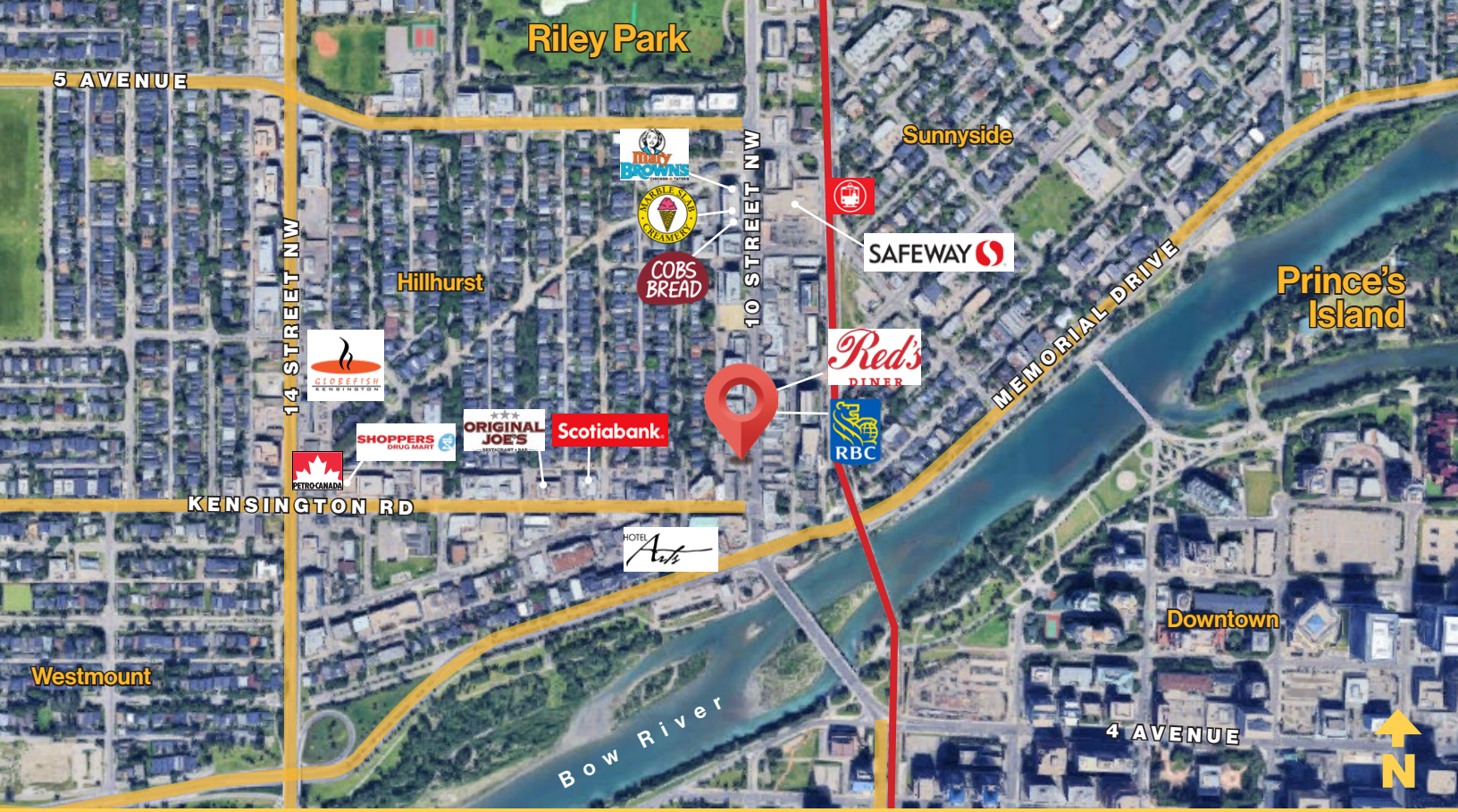
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205: Gummi Boutique Candy Store

207: The Big Cheese Poutinerie



Thank you for your interest!

For More Info.



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